

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

Location: Zoom Call

Tuesday, March 30, 2021 – 7 PM PDT

1. Roll Call – Present: Patrick Tahara, Chris Brydon, Melissa Holmes Snyder, Lloyd Cowell, Adam Novickas Absent: Larry Nucci,
2. Citizens' Comments – No citizens comments
3. Meeting Notes of February 23, 2021 approved. Motion by Chris 2nd by Lloyd, Ayes (4) Melissa, Patrick, Chris, Lloyd, (0) Nays
4. **829 Coventry** (VR21-1003) Applicant requests approval of Variance and Kensington Design Review application to allow a 53 square-foot addition to the highest level creating an expansion of the existing 3rd story (where 2.5 stories is the maximum), replacement of a portion of the roof keeping the maximum height of the residence at 29-feet which is under the maximum allowed 35-feet, a new 18 square-foot bay window to the main level, and replacing the existing rear deck with a new 360 square-foot deck. The gross floor area (GFA) increases to 3,219 square-feet (this includes the existing basement area) and therefore under the GFA threshold of 3,300 square-feet

Tracie Cannone, architect, presented the project to show the differences between the new and existing. There is no increase in the height of the residence. There are some minor alterations to the façade of the house on the second floor. Sarah and John Gough, the owners, would like to improve the interior spaces and replace an existing rear deck. They have spoken to their immediate neighbors who support the project.

Chris stated that the 3 variances requirements have been satisfied as the third floor is an existing condition.

Melissa stated that the single dormer aspect of the design looks good.

Lloyd and Patrick agreed with Chris' and Melissa's comments.

There was no public comment.

Chris motioned to recommend approval of the plans dated 2/25/21, 2nd by Melissa. Ayes (5) Chris, Patrick, Lloyd, Melissa, Adam. Nays (0).

5. Chris motioned to adjourn, 2nd by Melissa. Ayes (5) Chris, Patrick, Lloyd, Melissa, Adam. Nays (0). Meeting was adjourned at 7:28 pm.